

**1-8-15 mins.**

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## TAUNTON PLANNING BOARD MINUTES

CITY HALL, TAUNTON, MA 02780

Meeting held at Maxham School, 141 Oak St,

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DATE: January 8, 2015

BOARD MEMBERS: Daniel Dermody, Chrmn. Anthony Abreau  
Bob Campbell V.C. Arthur Lopes  
Manuel Spencer, Clerk Joshua Borden  
John Reardon

### ADVISORS:

Mark Slusarz, City Engineer  
Kevin Scanlon, City Planner

Roll Call: Borden, Lopes, Abreau, Spencer, Dermody and Campbell present. Meeting opens at 5:30 PM. also present was City Engineer Mark Slusarz.

### **Election of Officers: Chairman, Vice Chairman & Clerk**

Arthur nominated Robert Campbell for Chairman, Anthony Abreau for Vice Chairman, and Manny Spencer for Clerk. Seconded by Josh. All in favor.

Bob Campbell was elected Chairman  
Anthony Abreau was elected Vice Chairman  
Manuel Spencer was elected Clerk.

At this time Dan Dermody thanked the Board for their support during his Chairmanship.

### **Cont'd. Public Hearing -Form J Plan – Waiver of frontage – 17 Whitsborough St. - to divide one lot into 2 lots. Submitted by Richard Mather -**

Requesting a continuance until next month so they can go to the Conservation Commission.  
Motion made and seconded to grant continuance until February 5, 2015. All in favor.

### **Public Meeting – Site Plan Review – 31 Winthrop St. – Modification of existing use from gas station with auto repair to gas station with convenience store with new gas canopy. –submitted by Sehi, LLC**

Atty. Matt Costa was invited into the enclosure. Clerk Spencer read the DIRB comments into the record which were placed on file.  
Atty. Costa said this is the former San's Gas and has received ZBA approval for retail and to put canopy up. After receiving the City Engineer's letter they revised their plans. This is a redevelopment of the existing site. They are removing the auto repair and putting a convenience store in. The angled parking will be removed and there will be a slight decrease in the impervious area. For safety they are required to install bollards along the river. There has been a new sidewalk recently installed by the City. Arthur asked if it's self-serve and he answers yes and the tanks will comply with DEP.  
Dan disclosed that Dermody Cleaners is located across the street which his family owns. He stated that Cohannet Court was always open when he was a child and they used to walk thru. It shows on plans its stops at this property? He asked what the status of that street is? No one really knew. Atty. Costa stated the plans were stamped by a Land Surveyor and Professional Engineer and they just recently passed papers and nothing came up on deed research. City Engineer stated whether or not its public or private you cannot deny access. Manny asked about parking spaces 1-7 are they for the business there? Atty. Costa stated he thinks the offices there now are going to be the convenience store. Josh noted there were some typos on plans, (change flood to Food and design instead of deisng.) Bob asked if they considered putting curbing in front of canopy. Mark stated the striping was a compromise with the DIRB he wanted sidewalk. Chairman Campbell thought they would want curbing in front of canopy for safety reasons? Josh stated

they could send a positive recommendation to the Council for a curb if they need to. Josh asked about the flow of traffic? There was some discussion about whether or not to require curbing. Atty. Costa stated he would not want to tear up new sidewalk and the City Engineer said you would not need to rip up anything, just add.

No one in favor or in opposition.

Dan made motion to approve the Site Plan with the DIRB conditions, seconded by Josh. All in favor.

Condition #1) That the plans dated October 29, 2014 and revised through December 29, 2014 shall govern with the following additional conditions:

Condition #2) A set of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.

Condition #3) A filing with the Conservation Commission is required.

Condition #4) The site shall be kept clean and clear of debris.

Condition #5) Two sets of As-Builts shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition # 6) A Food Plan Review from the Board of Health is required. (please correct on plans)

Condition #7) A Hazardous Materials Permit from the Board of Health is required.

Condition #8) The fence along the northerly sideline shall be repaired.

Condition #9) The City Engineer shall approve the design of the canopy prior to construction. (correct on plans)

Condition #10) An ADA compliance bituminous concrete sidewalk with granite curbing at the street side shall be added for the full length of the concrete pad at the pumps, a distance of approximately 32 feet. Curb reveal can be set at less than the usual 6 inches in order to match elevations at the back of the sidewalk. Transition curbs and cement concrete ramps should be added at each end to ensure ADA compliance. The design shall be subject to the City Engineer's approval prior to the start of construction.

**Public Meeting – Site Plan Review -13 Cape Rd. – Modification of previously approved site plan to re-configure parking areas, submitted by Taunton Carwash & Gas Station Group LLC.**

Atty. David Gay, Ronen Drory, owner and Paul Pateneau, P.E. was invited into the enclosure. Clerk Spencer read the DIRB comments into the record and placed on file. Atty Gay stated what prompted this change in the Site Plan was because they wanted to use the employee spaces for display spaces. The City Planner informed them to come for a modification. The employee spaces are located where they would not need to be moved often so as to not disrupt traffic. They thought this was the most logical place to put display vehicles. They re-designed the plans which meets and exceeds the new ordinance. This is a full service gasoline station which eliminates the number of employees needed. They never used all the parking spaces. The site is always kept clean and he just has it paved. They have already installed barriers per the Conservation Commission. They will be going to Conservation for a Cert. of Compliance. They took out the Honey Dew and now sell beer & wine. Manny asked about entering and existing. It was stated Mass. Highway dictated that width.

Josh made motion to approve the Site Plan Review with DIRB comments, seconded by Dan. All in favor.

That the plans dated November 4, 2014 and revised through November 24, 2014 shall govern with the following additional conditions:

Condition #2) A set of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.

Condition #3) Bollards placed 5 feet on center or a wooden guard rail shall be placed along the rear edge of pavement.

Condition #4) The site shall be kept clean and clear of debris.

Condition #5) Two sets of As-Builts shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition # 6) All conditions of previous approvals that are not specifically modified by this plan shall remain in full force and effect.

Condition #7) The number of display spaces shall be **increased from 14 to 17 spaces**.

**E-5 – Conway Estates – Release of all monies & last lot – (holding \$80,500 plus \$18,000 mylar deposit & one lot)**

Barry Conway, 2780 GAR Highway, Swansea, Ma. was invited into the enclosure. Clerk Spencer read dept. comments from Conservation Commission, City Planner, B.O.H., DPW, and City Engineer which was placed on file.

Josh made motion to find the subdivision complete. Seconded by Arthur. All in favor.

Josh made motion to forward a positive recommendation for street acceptance for Barry Drive & Paige Way, seconded by Arthur. All in favor.

Josh made motion to release all monies (\$80,500) and lot #1, seconded by Arthur. All in favor.

Josh made motion to release mylar deposit after action taken for street acceptance, seconded by Arthur. All in favor.

Manny complimented Mr. Conway on how well the subdivision was done. Manny said he received phone call from someone who was very well pleased with it.

**Letter from concerned residents of 34 1/2 Briggs Street - relative to items not being completed.**

Chairman Campbell stated it's not the Board's policy to act on an unsigned letter. If a member wishes to bring something up they can. This unsigned letter was sent to a Board member and placed on the agenda. The Board agrees if a member wishes to bring up something they can. Manny stated he thinks it should be put on next month's agenda. The Board agreed and to request Mr. Wells to be present.

Manny asked if there is any money left from King James Estates. The secretary will research it.

Chairman Campbell thanked the Board for their support.

Meeting adjourned at 7:00 PM.

Next meeting February 5, 2015 at 5:30 PM